

1 **PLANNING COMMISSION MINUTES OF MEETING**

2 **Wednesday, September 8, 2021**

3 **7:00 p.m.**

4  
5 A quorum being present at City Hall, 250 North Main Street, Centerville, Utah, the  
6 meeting of the Centerville City Planning Commission was called to order at 7:00 p.m.

7  
8 **MEMBERS PRESENT**

9 Kevin Daly, Chair

10 Cheylynn Hayman

11 Mason Kjar

12 Spencer Summerhays

13 Christina Wilcox

14  
15 **MEMBER ABSENT**

16 Heidi Shegrud

17 Becki Wright

18  
19 **STAFF PRESENT**

20 Cory Snyder, Community Development Director

21 Lisa Romney, City Attorney

22 Mackenzie Wood, Assistant Planner

23  
24 **VISITOR**

25 Jim Flint, Hansen & Associates

26 Anthony Sowell, ACC Truck World

27  
28 **PLEDGE OF ALLEGIANCE**

29  
30 **OPENING COMMENTS/LEGISLATIVE PRAYER** Commissioner Kjar

31  
32 **PUBLIC HEARING – CONCEPTUAL SITE PLAN AMENDED – ACC AUTO, TRUCK**  
33 **WORLD – 155 SOUTH FRONTAGE ROAD**

34  
35 Community Development Director Cory Snyder explained that the applicant desired to  
36 receive a conceptual plan acceptance from the Planning Commission to allow them to pursue  
37 an additional parking lot expansion for the dealership located at 155 South Frontage Road  
38 (former Land Rover Dealership). He spoke of previous Conditional Use Permit and site plan  
39 approvals for the Land Rover facility. Mr. Snyder explained that for the current application,  
40 further information and evaluation was needed to ensure compliance with development  
41 provisions of the C-VH Zone, more specifically matters relating to overall site landscaping,  
42 buffer landscaping, and internal parking area lot landscaping and site circulation.

43  
44 Jim Flint with Hansen & Associates presented landscaping, parking, and drainage plans  
45 not previously provided to the Planning Commission and staff. Mr. Flint and Anthony Sowell with  
46 ACC Truck World answered questions about planned use of existing features. They expressed  
47 a desire to be able to install concrete before winter. Mr. Sowell referred to an incident earlier in  
48 the season, and explained that ACC Truck World had relied on incorrect information in  
49 assuming their plans to install concrete/asphalt were permitted. He assured the Planning  
50 Commission they would have submitted an application first if they had been aware of the correct  
51 procedure. He emphasized the importance to the applicant of the property being usable through  
52 the winter.

53  
54 Chair Daly opened a public hearing at 7:42 p.m., and closed the public hearing seeing  
55 that no one wished to comment.  
56

1 Chair Daly said the applicant seemed motivated and anxiously engaged, and said he  
2 was inclined to approve the Conceptual Site Plan and move along to the next step.  
3 Councilmember Kjar said he viewed the conceptual step as an administrative step with a wider  
4 range of discretion than at final site plan. He said he preferred staff to have the opportunity to  
5 review documents prior to Planning Commission meetings, but said he was inclined to be in  
6 favor of approval considering the discussion that had occurred.

7  
8 Chair Daly **moved** for the Planning Commission to accept the Conceptual Site Plan for  
9 the ACC Auto - Truck World expansion, located at 155 South Frontage Road, with the following  
10 directives and reasons for action. Commissioner Hayman seconded the motion. Chair Daly  
11 commented that, in his opinion, the application for final site plan would need to be watertight.  
12 The motion passed by unanimous vote (5-0).

13  
14 Directives:

- 15  
16 1. The applicant shall submit a final site plan application meeting the submittal  
17 standards listed in CZC 12.21.110(e).  
18 2. In conjunction with the final site plan submittal, the applicant shall submit a  
19 conditional use permit application to amend the terms and conditions of the original  
20 CUP approval to include the land area to be used for Vehicle Sales.  
21 3. The final site plan submittal shall address the distinction between the parking lot area  
22 (to include all required parking stalls and meet drive isle measurements) and the  
23 area devoted to vehicle sales display.  
24 4. The Final Site Plan shall include the stormwater design calculations and any needed  
25 easements, which shall be deemed acceptable by the City Engineer. Additionally, the  
26 final site plan shall address the landscaping and maintenance matters for these  
27 areas, as mentioned in the staff report.  
28 5. The final site plan shall address the matters related to the accessory building located  
29 in the southeastern portion of the site, as identified in the staff report.  
30 6. A landscaping plan shall be professionally created and submitted as part of the final  
31 site plan submittal. This landscaping plan shall meet all applicable requirements  
32 found in Chapter 12-51. The landscaping plan shall also address at minimum the  
33 following:  
34 a. Percentage of all on-site landscaping must be a minimum of 15%.  
35 b. Percentage of internal parking lot landscaping must be a minimum of 7%.  
36 c. A listing of the types of vegetation to be planted, which must cover at least  
37 75% of the required on-site landscaping.  
38 d. Provide the required 30-foot buffer landscaping and architectural element  
39 along site boundaries that are adjacent to residential zones located along the  
40 easterly perimeter.  
41 e. A listing of the total number and type of trees and shrubs to be used on site  
42 that meets the requirements of CZC 12.51.

43  
44 Reasons for Action:

- 45  
46 a. The Conceptual Site Plan has depicted how the property could be developed [CZC  
47 12.21.110(d)(2)].  
48 b. The Conceptual Site Plan is consistent with the goals of the General Plan [12-480-  
49 3(c)].  
50 c. With the listed Conceptual Site Plan Acceptance directives being adequately  
51 addressed and/or adjusted with the Final Site Plan, the proposed expansion would  
52 likely meet the site and use development standards of the C-VH Zone.  
53 d. A "vehicle sales" use is a conditional use in the C-VH Zone, as listed in CZC 12.36 –  
54 Table of Uses Allowed.



**LAND USE TRAINING – MUNICIPAL LAND USE, DEVELOPMENT, AND  
MANAGEMENT ACT – PART 7 – APPEAL AUTHORITY AND VARIANCES**

City Attorney Lisa Romney provided training on the Municipal Land Use, Development, and Management Act regarding appeal authority and variances, and answered questions from the Planning Commission.

**COMMUNITY DEVELOPMENT DIRECTOR REPORT**

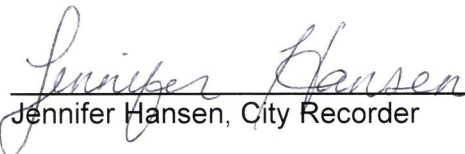
The Planning Commission was scheduled to meet next on September 22, 2021. Mr. Snyder and Ms. Romney updated the Commission regarding recent City Council actions.

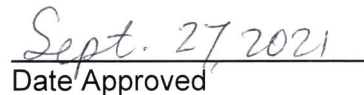
**MINUTES REVIEW AND ACCEPTANCE**

Minutes of the July 28, 2021 Planning Commission meeting were reviewed and amendments requested. Commissioner Hayman **moved** to accept the minutes as amended. Commissioner Kjar seconded the motion, which passed by unanimous vote (5-0).

**ADJOURNMENT**

At 8:28 p.m., Chair Daly **moved** to adjourn the meeting. Commissioner Hayman seconded the motion, which passed by unanimous vote (5-0).

  
Jennifer Hansen, City Recorder

  
Date Approved

  
Katie Rust, Recording Secretary



# Kramerica Auto Sales

Financial History / Projections

September 8, 2021

CENTERVILLE		7.25%				0.60% City
	Taxable Revenues	Total Sales Tax	4.85% State	1.80% County		
April	1,515,467	109,871	73,500	27,278	9,093	
May	2,365,236	171,480	114,714	42,574	14,191	
June	1,663,863	120,630	80,697	29,950	9,983	
July	2,485,814	180,222	120,562	44,745	14,915	
August	1,768,825	128,240	85,788	31,839	10,613	
AVERAGES	1,959,841	142,088	95,052	35,277	11,759	
+ 40%	2,743,777	198,924	133,073	49,388	16,463	
Difference	783,936	56,835	38,021	14,111	4,704	
* 4 Winter Months Lost	3,135,745	227,342	152,084	56,443	18,814	
Monthly Projections inclusive of 33% for Winter Shrinkage	1,313,093	95,199	63,685	23,636	7,879	
Monthly shrinkage difference	(646,747)	(46,889)	(31,367)	(11,641)	(3,880)	
* 4 Winter Months Shrinkage	2,586,990	187,557	125,469	46,566	15,522	
TOTAL FOUR-MONTH IMPACT	5,722,735	414,898	277,553	103,009	34,336	

Status quo

33% growth due to expanded lot space

33% winter shrinkage due to unusable lot space